



TOWN OF NEW WINDSOR

ZONING BOARD OF APPEALS

Regular Session

Date: DECEMBER 8, 2003

AGENDA

7:30 p.m. – Roll Call

Motion to accept minutes of November 10, 2003 meeting as written.

PRELIMINARY MEETINGS:

1. **ANDREW COFFEY (03-59)** Request for 23 ft. Front Yard Setback for existing front deck (Use: E-8 Bulk Tables) at 233 Spruce Street in an **R-4 Zone (24-4-22)**
2. **STEVE LONGO (03-60)** Request for 19' Rear Yard Setback for existing attached pool deck (Use G-5 Bulk Tables) at 34 Melissa Lane in and **R-1 Zone (52-2-3)**
3. **NORTH PLANK DEVELOPMENT CO., LLC. (03-61)** Request for Interpretation and/or Use Variance for non-conforming use discontinued for a period of two years or more. (Use: 48-24b) in a **PI Zone (20-4-1)**

PUBLIC HEARINGS:

4. **JILL TURNER (03-55)** Request for 17 feet Rear Yard Setback for existing rear deck (Use: G-8) at 3045 Rt. 9W in an **R-4 Zone (23-4-8)**
5. **MARK GOULET (03-53)** Request for 21ft. 3 inches Rear Yard Setback for proposed addition (Use G-8) at 19 Hill View Road in an **R-4 Zone (58-2-13)**
6. **UNITARIAN SOCIETY OF ORANGE COUNTY (03-54)** Request for 60 square feet variance for proposed freestanding sign (Use: 48-18-H-2-A-2) at 9 Vance Road in an **R-1 Zone (29-1-28.1)**
7. **CLARA ZGRODEK (03-57)** Request for 14 ft. Rear Yard Setback for proposed sun room (Use: 8-G) at 13 Rocky Lane in an **R-4 Zone (49-6-8)**
8. **JOHN & ELLEN ANTONELLI (03-56)** Request for:
 - 26 ft. 4 inch Rear Yard Setback for existing attached rear deck (Use: 8-G) and;
 - Interpretation and/or Use Variance for existing two-family house in R-4 Zone and;
 - 33,570 sq. ft. Minimum Lot Area and;
 - 12% Developmental Coverage

All located at 43 Hillside Drive in an **R-4 Zone (12-1-39)**